



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION**
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

CONSENT TO ASSIGNMENT OF LEASE NO. DOT-A-95-0002
JEANETTE LUM CHUN, TRUSTEE TO FOREST CORP.

OAHU

REQUEST:

Consent to an assignment of Lease No. DOT-A-95-0002 (Ground Lease) from Jeanette Lum Chun, Trustee, as "Lessee/Assignor," to Forest Corp., as "Assignee," at Honolulu International Airport

LEGAL REFERENCE:

Subsection 171-36(a) (5) (B), Hawaii Revised Statutes, as amended

APPLICANT:

LESSEE/SSIGNOR:

Jeanette Lum Chun, Trustee of the Edward Chang Wo Lum Trust and the Alma Ching Lum Trust

ASSIGNEE:

Forest Corp., a Hawaii corporation whose business and mailing address is 2561 Manoa Road, Honolulu, Hawaii 96822

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, Hawaii, identified by Tax Map Key: 1st Division, 1-1-14: 04, located at 3017 Ualena Street, Honolulu, Hawaii, 96819

AREA:

Lot/Space No. HNL-005-111, containing a land area of approximately 55,075 square feet, as shown and delineated on the attached map labeled Exhibit “A”

ZONING:

State Land Use District: Urban
County of Honolulu: Airport/Industrial

LAND TITLE STATUS:

Section 5(a) lands (“non-ceded”) of the Hawaii Admissions Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CHARACTER OF USE:

Non-aeronautical, light industrial - temporary storage of dry items for moving purposes.

TERM OF LEASE:

Original term of lease: November 1, 1995 through December 30, 2012.
Remaining years left under lease: Approximately seven years and one month.

ANNUAL RENTAL:

\$173,486.28 per annum (payable in monthly installments of \$14,457.19) beginning January 1, 2003 and ending on December 30, 2012 (last 10-year rent reopening period)

CONSIDERATION:

None

RECOMMENDED PREMIUM:

None

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated May 22, 2001, the subject request qualifies under Exemption Class 1 – “Operations, repairs and maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

DCCA VERIFICATION:

LESSEE/ASSIGNOR:

Place of business registration confirmed:	Not Applicable
Registered business name confirmed:	Not Applicable
Good standing confirmed:	Not Applicable

ASSIGNEE:

Place of business registration confirmed:	YES
Registered business name confirmed:	YES
Good standing confirmed:	YES

REMARKS:

DOT-A has no objection to this assignment of lease request.

RECOMMENDATION:

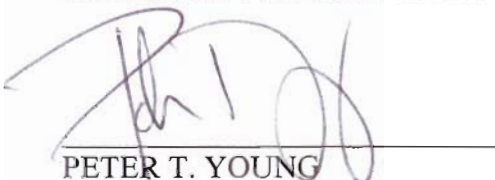
That the Board approves of and gives its consent to the assignment of Lease No. DOT-A-95-0002, between Jeanette Lum Chun, Trustee, as the “Lessee/Assignor,” and Forest Corp., as the “Assignee,” subject to: (1) the terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General, as to the form and content of the Assignment of Lease and Lessor’s Consent to Assignment of Lease.

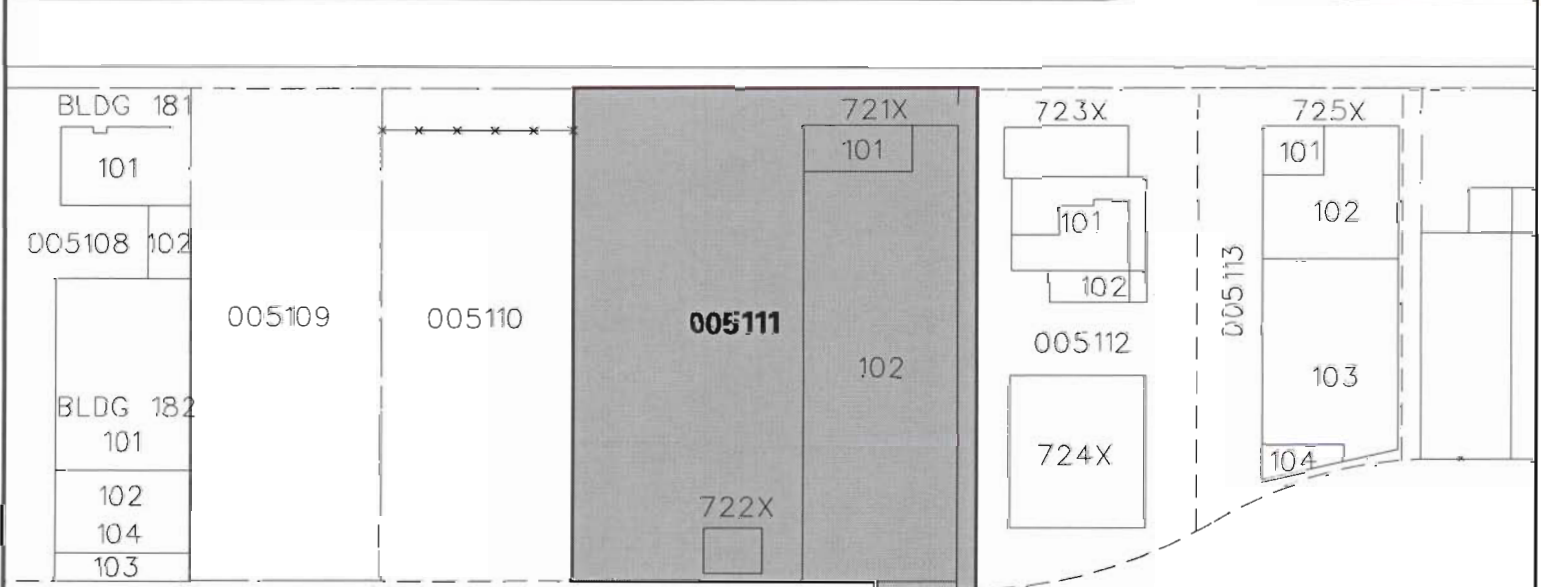
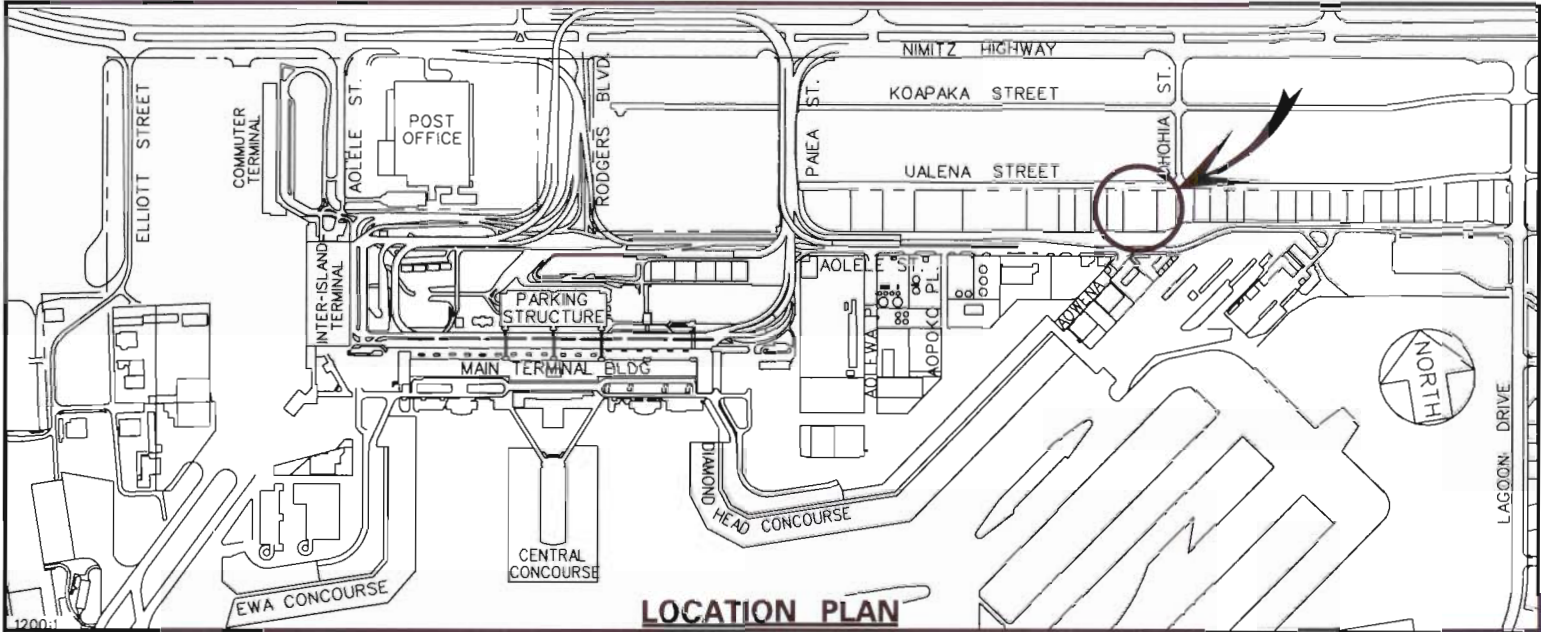
Respectfully submitted,



for
RODNEY K. HARAGA
Director of Transportation

APPROVED FOR SUBMITTAL:


PETER T. YOUNG
Chairperson and Member



SCALE: 1"=100'

AREA/SPACE	SQ. FT.
005 111	55,075

DOT-A-95-0002

DATE: OCTOBER 2005

EXHIBIT: **A**



Airports Division

JEANETTE LUM CHUN,
TRUSTEE

LOTS
UALELA STREET

005111
PLAT 16

HONOLULU INTERNATIONAL AIRPORT

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hnl projects\pm\ 005111.hnl



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BRUCE Y. MATSUI
BARRY FUKUNAGA
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REPLACEMENT LEASE
U.S. FEDERAL AVIATION ADMINISTRATION
LIHUE AIRPORT

KAUAI

APPLICANT:

U.S. Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Chapter 171, Hawaii Revised Statutes, as amended.

PURPOSE:

Replace State Lease No. DOT-A-01-0007 (FAA Lease No. DTFA08-01-L-21114) for a System Support Center Office with new Lease (FAA Lease No. DTFAWP-06-L-00039)

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport, identified as Tax Map Key: 4th Division-3-5-01: Portion of 8

AREA:

Building 306, Main Terminal, Space No. 308, containing an area of 755 square feet and Space No. 309, containing an area of 416 square feet

ZONING:

State Land Use District: Urban
County of Kauai: IG/ST-P (Industrial General and Special Treatment Public Use)

BLNR – Issuance of a Replacement Lease
to U.S. Federal Aviation Administration
for System Support Center Office

- 2 -

LAND TITLE STATUS:

Governor's Executive Order No. 1451
DHHL 30% entitlement lands pursuant to the Hawaii Revised Constitution: No

CURRENT USE STATUS:

Airport and aeronautical uses

CHARACTER OF USE:

Office

LEASE COMMENCEMENT DATE:

October 1, 2006

TERM OF LEASE:

Five (5) years

RENTAL:

None

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated December 16, 1992, the subject qualifies under exempt Class of Action No. 1 – "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

REMARKS:

The FAA is requesting the issuance of a new lease to replace the one that will expire on September 30, 2006. The FAA has a continuing requirement to keep the office. The Department of Transportation (DOT) is obligated under the Grant Assurances to provide FAA with office space which is used for air navigation and weather reporting at no cost. DOT in the public interest, has no objection in giving FAA a new lease.

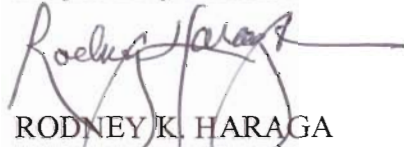
BLNR – Issuance of a Replacement Lease
to U.S. Federal Aviation Administration
for System Support Center Office

- 3 -

RECOMMENDATION:


That the Board approves the new Lease as hereinabove outlined and the following additional terms and conditions: 1) Review and approval by the Department of the Attorney General; and 2) Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,

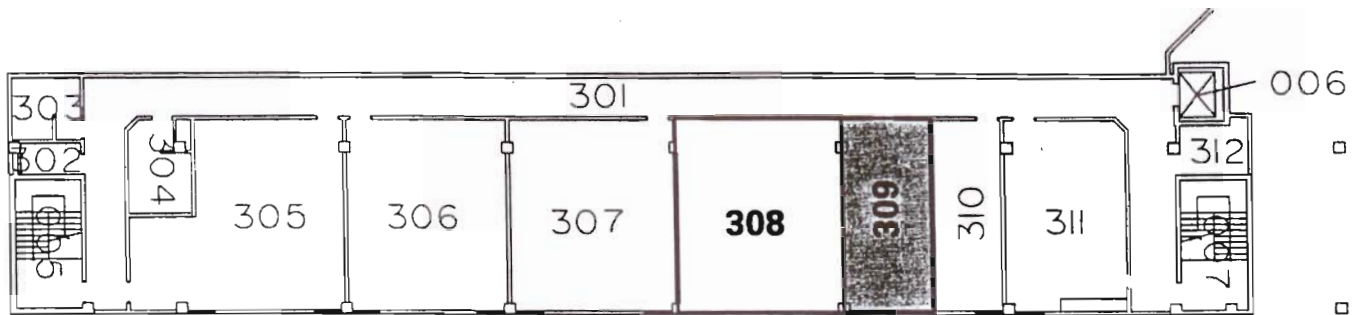
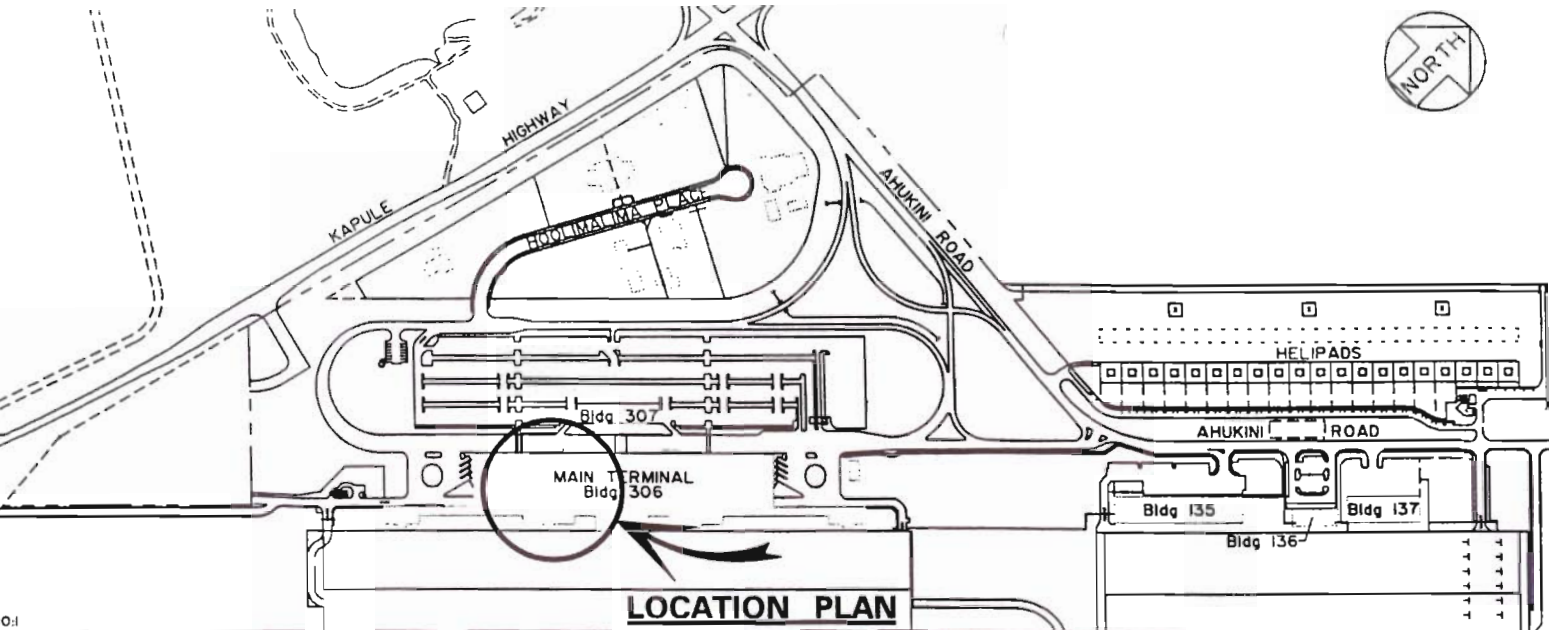


RODNEY K. HARAGA
Director of Transportation

APPROVED FOR SUBMITTAL:



PETER T. YOUNG
Chairperson and Member



BLDG/ROOM	SQ. FT.
306 308	755
306 309	416

SCALE: 1"=30'

DATE: OCTOBER 2003

EXHIBIT: **A**

<p>Airports Division</p>	<p>FEDERAL AVIATION ADMINISTRATION</p>	<p>BLDG 306 MAIN TERMINAL BLDG THIRD LEVEL</p>	<p>306308 306309 PLAT C3</p>
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LIHUE AIRPORT

\\d2191040\usr2\lih\prop.mgt\ 306308



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DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
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Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

OAHU

ISSUANCE OF A REVOCABLE PERMIT TO JOY P. MURAO,
DBA RJ LUNCHWAGON, ADJACENT TO PIER 39, KAPALAMA,
HONOLULU HARBOR, OAHU

LEGAL

REFERENCE: Chapters 171-11, 55, Hawaii Revised Statutes.

APPLICANT: Joy P. Murao, dba RJ Lunchwagon

CHARACTER OF

USE: Lunchwagon Site for Use Between the Hours of 11:00 am and 2:00 pm,
Monday through Saturday.

LOCATION: Portion of Government Land situated adjacent to Pier 39, Kapalama,
Honolulu Harbor, Oahu, TMK: 1st/ 1-5-32 (Portion), as shown on the
attached map labeled Exhibit "A."

CURRENT USE

STATUS: Encumbered by Governor's Executive Order No. 3457 issued to the
Harbors Division, Department of Transportation.

AREA: Approximately 160 sq. ft. of open, paved land.

RENTAL: \$72.00 per month or 10% of the gross receipts, whichever is greater.

SECURITY

DEPOSIT: \$144.00, or twice the monthly rental.

ZONING: State Land Use Commission: Urban
City and County of Honolulu: I-3 (Waterfront Industrial)

COMMENCEMENT

DATE: To be determined by the Director of Transportation.

LAND TITLE

STATUS: Subsection 5(e) land of the Hawaii Admission Act (ceded).

CHAPTER 343 ENVIRONMENTAL

ASSESSMENT: This is exempt from OEQC requirements pursuant to Sub-Chapter 11-200-8 of the Hawaii Administrative Rules that exempts the "operation, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing."

REMARKS: The rental is based on \$0.45 per square foot, per month, which is the benchmark rental for open, paved land at the subject location. In the past four years, there have been no other applications for a revocable permit to operate a lunch wagon business at the subject location.

RECOMMENDATION:

That the Board authorize the Department of Transportation, Harbors Division to issue the applicant a revocable permit for the above stated purpose, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation.

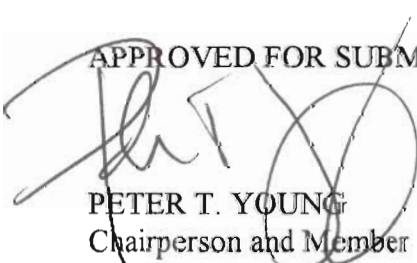
Respectfully submitted,



RODNEY K. HARAGA
Director of Transportation

Attachment

APPROVED FOR SUBMITTAL:



PETER T. YOUNG
Chairperson and Member